

EXHIBIT LRP 2014-00018B

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 22 OF THE SAN LUIS OBISPO COUNTY CODE, THE LAND USE ORDINANCE, AND TITLE 21 OF THE SAN LUIS OBISPO COUNTY CODE, THE REAL PROPERTY DIVISION ORDINANCE RELATING TO WORKFORCE HOUSING DIVISIONS, AND OTHER RELATED CHANGES

The Board of Supervisors of the County of San Luis Obispo ordains as follows:

SECTION 1. Chapter 22.22 of the Land Use Ordinance, Title 22 of the San Luis Obispo County Code, is hereby amended by adding new Section 22.30.477 as follows:

22.30.477 – Residential – Workforce Housing Subdivision

- A. Purpose and intent.** The purpose of this Section is to create a program that incentivizes development of new housing that is affordable to San Luis Obispo County's workforce. The ordinance provides a means to reduce the standard subdivision requirements in exchange for a commitment to construct workforce housing.

A workforce housing subdivision is meant to facilitate the creation of small fee-simple lots to accommodate infill housing within existing communities. A workforce housing subdivision differs from a planned development (see Section 22.22.145), in that there is no requirement for common space and lots. Lots are individually owned and structurally independent of one another, as in a conventional subdivision.

- B. Workforce housing subdivision requirements.** To qualify as a workforce housing subdivision, a subdivision of land or adjustment of lot lines shall meet the following standards:

- 1. Location and land use category.** Workforce housing subdivisions shall be located within the Residential Rural, Residential Suburban, Residential Single-Family, Residential Multi-Family, Office and Professional, and Commercial Retail land use category.
- 2. Services.** Workforce housing subdivisions shall be served by community water and sewer service.
- 3. Restriction on first conveyance.** The first conveyance of a developed workforce housing lot shall be subject to the following restrictions:
 - a. The initial sales price shall be limited to the maximum affordable sales price for workforce households, as set forth in Subsection C of Section 22.12.070 (Housing Affordability Standards), except in the following communities:
 - (1) **Oceano:** The initial sales price shall be limited to 75 percent of the maximum affordable sales price for workforce households.

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- (2) **San Miguel:** The initial sales price shall be limited to 71 percent of the maximum affordable sales price for workforce households.
4. The grantee shall occupy the parcel as their primary residence.
 5. **Workforce Housing Units within Residential Subdivision.** Workforce housing units may be proposed as part of a larger residential subdivision. When workforce housing units comprise a minimum of 50% of the subdivision, the entire subdivision shall comply with Subsections C, D, E, F and G of Section 22.30.477. Workforce housing subdivisions under this provision may only reduce the overall inclusionary housing requirement by 50%, with no additional reductions.
- C. Permit level.** A workforce housing subdivision may be approved as part of a tentative parcel map or tentative tract map. A lot line adjustment may be approved in compliance with this Section, if processed concurrently with a Minor Use Permit.
- D. Application content.** In addition to the application materials required by Chapter 21.02 of the Real Property Division Ordinance, the following shall be submitted with any application for a workforce housing subdivision:
1. **Lot design.** For each lot, the tentative map shall identify the following features:
 - a. Designation of a front property line. The front entrance for the primary residence will be required to align with the front property line on each new lot.
 - b. The setbacks proposed from the front, rear, and side property lines.
 - c. The location of required parking spaces.
 2. **Floor plans and elevations.** Conceptual-level floor plans and elevations demonstrating how a workforce residence may be located on each lot.
 3. **Draft maintenance agreement.** A draft agreement identifying how subdivision infrastructure will be maintained.
 4. **Preliminary grading and drainage plans.** Preliminary grading and drainage plans for all lots and subdivision improvements. Such plans shall be compliance with Section 22.10.155 and Chapter 22.52.
 5. **Preliminary landscaping and fencing plans.** Preliminary landscaping and fencing plans in compliance with Chapter 22.16.
- E. Development standards for workforce housing subdivisions.** The following standards apply to projects approved as workforce housing subdivisions:
1. **Minimum Site Area.** The Minimum Site Area for a workforce housing subdivision is 6,000 gross square feet.
 2. **Residential Density.** The maximum residential density for workforce housing subdivisions shall be determined on the basis of the gross area of the subdivision as follows:
 - a. **Commercial Retail, Office and Professional, and Residential Multi-Family:** As specified in Section 22.10.130; except where a lower maximum density is required by Article 9 (Planning Area Standards) or Article 10 (Community Planning Standards) of this Title.

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b. **Residential Single-Family:**

- (1) A density of one lot per 6,000 square feet; and
- (2) No more than one residential unit per lot, except that secondary residences may be established on parcels with a minimum lot size of 4,000 square feet with a request for exception from the provisions of Section 22.30.470E (Minimum Site Area), consistent with Section 22.30.020D.

3. **Lot size and design.** Notwithstanding the minimum parcel sizes designated in Chapter 22.22 and the parcel design standards established in Section 21.03.010, the minimum lot dimensions resulting from a workforce housing subdivision shall be as follows:

- a. **Minimum Lot Size:** 1,000 gross square feet
- b. **Minimum Lot Width:** 15 feet.
- c. **Minimum Private Outdoor Area:** A useable private outdoor area shall be provided for each lot. This area may include patios, decks, balconies, or yards. The following requirements apply:
 - (1) The private outdoor area shall include at least one unobstructed ~~rectangular~~ area measuring at least 6 feet by at least 8 feet.
 - (2) Each lot shall have at least 200 square feet of cumulative private outdoor area.

4. **Setbacks.** Notwithstanding the setbacks specified in Section 22.10.140, the following setbacks shall apply within a workforce housing subdivision:

- a. **Setbacks from exterior subdivision boundaries.** A lot within a workforce housing subdivision shall maintain a minimum setback of 5 feet from any lot outside of the subdivision, as indicated in Figure 30-1.
- b. **Interior lot line setbacks.** A minimum 3-foot setback shall be established from all lot boundaries adjacent to other lots within the workforce housing subdivision, as indicated in Figure 30-2. This setback may be reduced to 0 feet with an adjustment, pursuant to Section 22.70.030, provided that development on each parcel remains structurally independent.
- c. **Balconies.** If approved by the hearing body, a balcony can extend over a public right-of-way in conformance with UBC Chapter 3202.2 (Encroachments). The balcony shall extend no more than 5 feet over the public right-of-way if the allowed front setback is zero and shall be a minimum of 8-foot depth by 10-foot width.

Figure 30-1 – Exterior Subdivision Boundaries

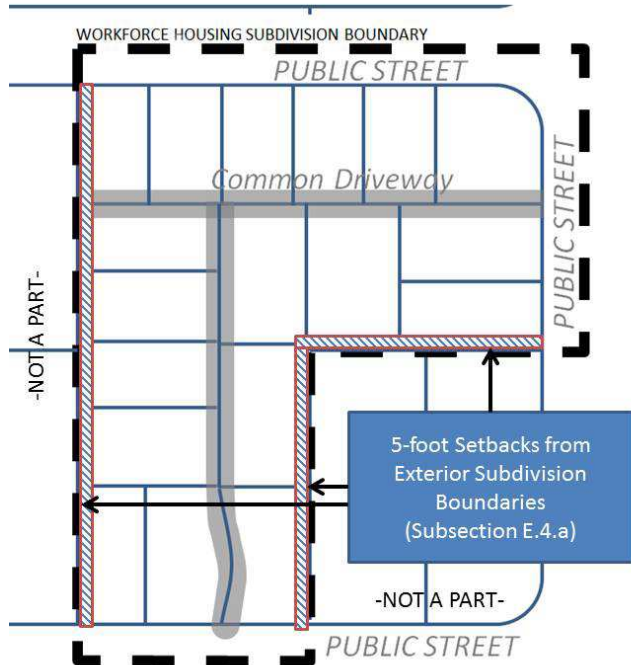
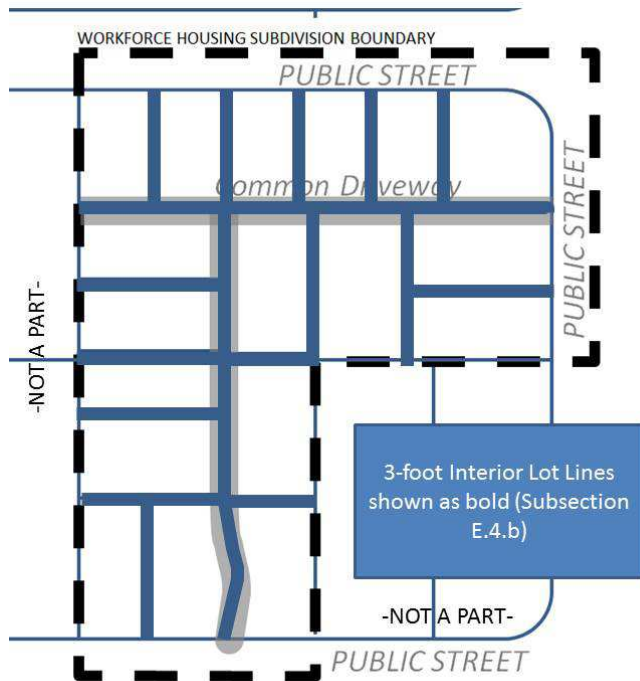


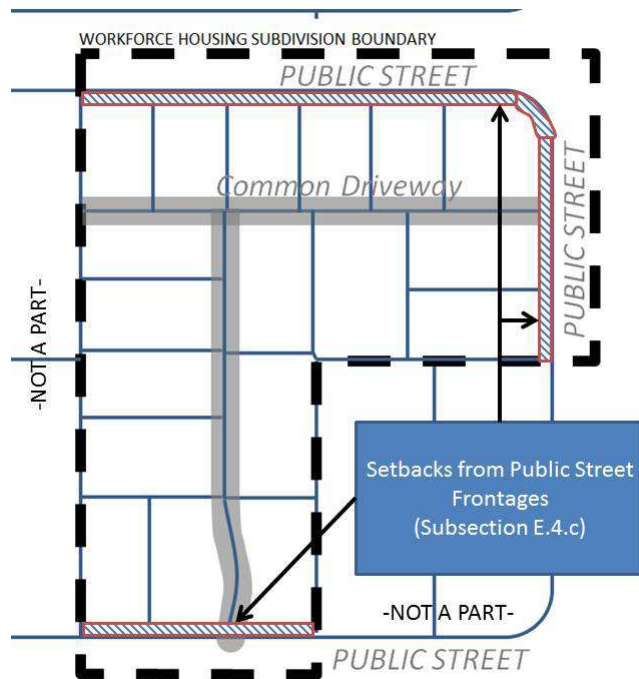
Figure 30-2 – Interior Lot Lines



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- d. Setbacks from lot lines with public street frontages:** A minimum setback of 15 feet shall be established from any public road right-of-way, as indicated in Figure 30-3; except in the following circumstances:
- (1) Front porches and/or entryway features shall be set back a minimum of 10 feet. If front porches are a minimum of 8-foot depth and a minimum 10-foot width, the minimum setback shall be 5 feet.
 - (2) Garages fronting and directly accessible from a public road shall be set back a minimum of 20 feet from back of sidewalk.
 - (3) Where a lot created by a workforce housing subdivision has frontage on two public streets, one of the two frontages shall have a minimum set back of 10 feet.
 - (4) A reduced structural setback of 10 feet may be approved with an adjustment, pursuant to Section 22.70.030.

Figure 30-3 – Public Street Frontages



5. Parking.

- a. **Number of spaces.** Parking shall be provided on each parcel or in a consolidated location within or adjacent to the workforce housing subdivision, as follows:

Size of Unit	Number of Parking Spaces
Units 800 square feet or less in size	1 space
Units 801 to 1,000 square feet in size	1.5 spaces
Units over 1,000 square feet in size	2 spaces

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- b. Consolidated parking.** If parking within the workforce housing subdivision is proposed to be consolidated, the following standards shall apply.

- (1) Uncovered residential parking spaces shall be screened from public streets and adjacent residential uses by landscaping or architectural screening.
- (2) Shall be located in clusters of not more than six spaces. Each parking bay of six spaces shall be separated by at least a six-foot landscape area unless located under a covered structure, which would allow up to 10 spaces.
- (3) All detached covered parking shall have a roof design that is consistent with the architecture of the primary structures. Flat or slightly pitched roofs may be used for solar access applications or where the architectural relationship to the overall design is compatible.

6. Road Access.

- a. All lots shall have vehicular access (either direct or by private easement) to a publicly maintained road; except that an adjustment may be granted pursuant to Section 21.03.020 for subdivisions where the following standards are met:
- (1) Designated parking for multiple lots is consolidated on-site or adjacent to the site in a location that has vehicular access from a publicly maintained road.
 - (2) Lots with no vehicular access to a publicly maintained road shall, at a minimum, have pedestrian access by way of a passageway of at least 10 feet in width, extending from a publicly maintained road to one entrance of each dwelling unit.
- b. Notwithstanding the provisions of Section 21.03.010(d)(7), a private easement may be used to provide vehicular access within a workforce housing subdivision, regardless of the number of lots.

7. Site planning and residential design.

- a. **Minimum open area.** The minimum open area, including setbacks and all areas of the site except buildings shall be at least 35 percent of the gross lot area.
- b. **Compliance with Countywide and Community Design Plans.** Residences in workforce housing subdivisions should be consistent with the Countywide Design Plan and any relevant local design plans.
- c. **Compliance with Workforce Housing Design Guidelines.** Residences in workforce housing subdivisions should be consistent with the Workforce Housing Design Guidelines.
- d. **Front entrances.**
- (1) Each primary residence shall be provided with a decorative entry feature, consistent with the Workforce Housing Design Guidelines.

Attachment 1 - Signed Ordinance Amendment

- e. **Storage.** For units with no dedicated enclosed parking, a storage area of a minimum of 100 cubic feet shall be provided for each unit. The storage may be attached to the dwellings or may be attached to a carport structure.
 - f. **Street trees.** A minimum of one street tree per 25 feet of public road frontage shall be provided. Street trees shall be located within the road right-of-way or the front or street side setback of the subdivision.
 - g. **Fencing.** Fencing within designated street frontage setbacks shall not exceed four feet in height.
8. **Inclusionary housing.** Workforce housing subdivisions are eligible for the following inclusionary housing benefits:
- a. **Secondary dwellings as inclusionary housing units.** Any secondary dwellings developed as part of a workforce housing subdivision in the Residential Single-Family land use category may be counted towards 50% of the remaining required inclusionary housing units. Residential units developed as part of a workforce housing subdivision in Residential Multi-Family, Commercial Retail, or Office Professional land use categories that meet the size limits of a secondary dwelling in Section 22.30.470.F may be counted towards 50% of the required inclusionary housing units.
 - b. **Reduction in required inclusionary units.** Workforce housing subdivisions are eligible for a 50 percent reduction in the number of required inclusionary housing units, pursuant to Section 22.12.080G.7. In addition, one of the following incentives may apply:
 - (1) If all of a project's inclusionary requirements are met on-site, the inclusionary requirement may be further reduced by 25 percent of the remaining required inclusionary housing units, in accordance with Section 22.12.080G.2.
- OR
- (2) If all of a project's inclusionary requirements are met within a URL or VRL, the inclusionary requirement may be further reduced by 25 percent of the remaining required inclusionary housing units, in accordance with Section 22.12.080G.6.
- c. Any fractions of required inclusionary housing units resulting from the above calculations shall be rounded up to the next whole number.
- F. **Ownership and maintenance.** Facilities that are common to a workforce housing subdivision shall be owned and maintained in common by the owners of the separate interests who have rights to beneficial use and enjoyment through easements and a maintenance agreement.
- G. **Additional map sheet.** An additional map sheet shall be concurrently recorded with the final tract map or parcel map (or a developer's agreement with a certificate of compliance effectuating a lot line adjustment), including, at a minimum, the following items:
- 1. **Graphic exhibit.** A graphic exhibit, consistent with plans approved by the Reviewing Authority showing the following features in relation to the lot and subdivision boundaries:
 - a. Identification of the location of the front property line for each parcel.

Attachment 1 - Signed Ordinance Amendment

- b. Building setback lines. Alternatively, a setback table indicating the approved setbacks for each lot may be provided.
 - c. Conceptual floor plans and elevations.
 - d. Restricted open areas where structural development is precluded, such as the designated useable yard area.
 - e. Identification of common facilities, such as driveways, utilities, drainage systems, garbage collection, and guest parking.
 - f. Location of any infrastructure referenced in the maintenance agreement.
2. **Notification of Maintenance Agreement.** Notification that a maintenance agreement for common subdivision infrastructure is recorded.
 3. **Conditions of approval.** A copy of the conditions of approval affecting the workforce housing subdivision shall be included with the additional map sheet.

H. Timing.

1. **Eligibility.** An application for subdivision pursuant to this Section shall only be accepted for processing when the following timing eligibility criteria have been satisfied:
 - a. **Cap on number of lots.** No more than 200 cumulative lots may be approved pursuant to this Section as part of one or more workforce housing subdivisions.
2. **Expiration.** Timeframes and time extensions for workforce housing subdivisions are the same as those timeframes associated with the approved tentative map or lot line adjustment.

SECTION 2. Section 22.30.490 of the Land Use Ordinance, Title 22 of the San Luis Obispo County Code, is hereby amended as follows:

22.30.490 – Residential Uses in Office or Commercial Retail Land Use Category

- A. **Limitation on use.** Except where prohibited by planning area standards (Article 9) and community planning standards (Article 10), new single-family or multi-family dwellings are allowed in an Office and Professional or Commercial Retail category, provided that they comply with the following requirements:
 1. **Principal commercial use.** ~~The~~ Except as provided in Subsections A.2 and A.3 below, residential units shall be subordinate to the primary commercial or office use of the site, located on either the second floor and/or rear of the site, and structurally attached to the main building. The first floor or front part of the building shall be used for the principal office or retail uses.
 2. **Principal residential use authorized by Planning Area Standard.** Single-family or multi-family residential development may be authorized as a principal use through Minor Use Permit or Conditional Use Permit approval in a Commercial Retail or Office and Professional category; ~~only~~ if provisions to do so are included in the applicable planning area standards in Article 9.

Attachment 1 - Signed Ordinance Amendment

3. Principal residential use in other areas. Single-family or multi-family residential development may be authorized as a principal use through Minor Use Permit or Conditional Use Permit approval in a Commercial Retail or Office and Professional category, provided that the following requirements are satisfied:

a. **Design.** The project shall be designed such that at least 50 percent of the floor area may be occupied for principal commercial use. Structural design must take into account all necessary building code requirements for commercial uses, such as those for accessibility and fire safety.

b. **Buildings fronting a public road.** Residential uses shall occur only on the upper floors of a building fronting a public road. On lots fronting multiple public roads, at least one frontage (preferably an arterial or collector) shall be in compliance with these requirements. The ground floor shall be reserved for principal commercial uses, except where the Review Authority approves an interim residential use on the ground floor. The following requirements apply to ensure that commercial uses are not precluded from ground floor space:

(1) The ground floor building façade must abut front and street side property lines. Setbacks of up to 10 feet may be approved if needed to provide useable public space such as a plaza or dining area.

(2) Ground floor space shall have a minimum floor-to-floor ceiling height of 12 feet.

(3) A minimum of 60 percent of the street-facing façade between two feet and eight feet in height shall be comprised of transparent storefront windows that allow views of indoor space or product display areas.

(4) The primary entrance to ground floor commercial space shall be oriented towards the public street.

c. **Residential use.** The Review Authority may authorize commercial spaces, including the ground floor of buildings fronting a public road, to be used for residential purposes. The Review Authority's approval shall, at a minimum, consider the following:

(1) **Longevity.** Residential use of principal commercial space shall only be allowed as an interim use when the space would otherwise be vacant due to lack of commercial demand. The Review Authority shall establish the length of the interim period at the time of subdivision approval, and may grant future extensions of the interim period. The owner shall provide notification to occupants of residential units at least six months prior to cessation of the residential use of the space.

(2) **Exterior modifications for conversion to residential use.** Even when used for interim residential purposes, the ground floor of buildings fronting a public road shall maintain a commercial appearance. Exterior modifications to commercial space to accommodate an interim residential shall not preclude future commercial use and shall be limited to the following:

(a) Modifying the entryway to the unit.

(b) Reducing the transparency of storefront glass.

Attachment 1 - Signed Ordinance Amendment

(c) Any other necessary modifications the Review Authority deems appropriate.

SECTION 3. Section 22.10.130.A.2 of the Land Use Ordinance, Title 22 of the San Luis Obispo County Code, is hereby amended as follows:

22.10.130 – Residential Density

A. Single-family dwellings

2. Residential land use categories: One for each legal parcel, except as follows:

- a. **Areas with special density standards.** Where planning area standards of Chapter 22.09 (Community Planning Standards) establish density requirements, the planning area standards shall control and determine the number of allowed dwelling units.
- b. **Density bonus projects.** The number of dwelling units allowed in a project that proposed affordable housing in compliance with Government Code 65915 or with Section 22.12.080 – Inclusionary Housing, shall be determined by Chapter 22.12 (Affordable Housing Incentives)
- c. **Residential Multi-Family category.** The number of dwelling units allowed on a lot in the Residential Multi Family category shall be as allowed in Subsection B, except for workforce housing subdivisions processed pursuant to Section 22.30.477.
- d. **Secondary dwellings.** A secondary dwelling may be established in addition to the use authorized by this Section, if allowed by Section 22.30.470.
- e. **Detached guesthouse or home office.** A detached guesthouse or home office may be established accessory to the unit authorized by this Section, in compliance with Section 22.30.410.E (Guesthouses and Offices).
- f. **Workforce housing subdivisions.** Residential density in workforce housing subdivisions shall be as allowed by Section 22.30.477 – Residential - Workforce Housing Subdivisions.

SECTION 4. Section 22.06.030 of the Land Use Ordinance, Title 22 of the San Luis Obispo County Code, is hereby amended as follows:

Add “Workforce Housing Subdivisions” as an A2 use in the Residential Single-Family (RSF), Residential Multi-Family (RMF), Commercial Retail (CR), and Office/Professional (OP) land use categories and reference Section 22.30.477 in the Specific use Standards box.

Add “Secondary Dwellings” as an A2 use in the Residential Multi-Family (RSF), Commercial Retail (CR), and Office/Professional (OP) land use categories.

SECTION 5. Section 22.30.470.B of the Land Use Ordinance, Title 22 of the San Luis Obispo

Attachment 1 - Signed Ordinance Amendment

County Code, is hereby amended as follows:

3. **In Residential Multi-Family, Commercial Retail, and Office/Professional.** Secondary units are only allowed within Workforce Housing Subdivisions pursuant to Section 22.30.477.

SECTION 6. Section 22.12.080.G.7 of the Land Use Ordinance, Title 22 of the San Luis Obispo County Code, is hereby amended as follows:

- G. **Development incentives for residential and commercial/industrial projects.** When the inclusionary housing units required by this Section are to be constructed on-site or off-site, the following incentive shall be available:

7. **Workforce Housing Subdivisions.** The number of required inclusionary housing units for a workforce housing subdivision approved in accordance with Section 22.30.477 shall be reduced by 25 percent.

SECTION 7. Section 22.12.080.H of the Land Use Ordinance, Title 22 of the San Luis Obispo County Code, is hereby amended as follows:

- H. **Development standards for inclusionary housing.** Inclusionary housing units and land donation(s) that are provided in compliance with this Section are subject to the following standards:

1. **Affordability.** The selection of eligible households, calculation of sales prices, and preparation of long term affordability agreements shall be in conformance with the provisions of Section 22.12.070 – Housing Affordability Standards, except for secondary dwelling units developed in an approved workforce housing subdivision in accordance with Section 22.30.477.
2. **Inclusionary housing design in residential and mixed-use projects.**
 - a. The inclusionary housing units shall have compatible exterior designs and finishes to the development's market rate units.
 - b. The inclusionary units may be smaller in size and have different interior finishes, features, and appliances, so long as the interior components are durable, of good quality, and consistent with contemporary standards for new housing.
 - c. In 50 percent or more of the inclusionary housing units, the average number of bedrooms shall be equal to or greater than the average number of bedrooms in the development's market-rate units.
 - d. Up to 30 percent of the inclusionary housing units may be secondary dwelling units pursuant to Section 22.30.470 – Residential – Secondary Dwellings. For workforce housing subdivisions approved pursuant to Section 22.30.477, up to 50 percent of the inclusionary housing units may be secondary dwelling units.

SECTION 8: Section 22.22.020 of the Land Use Ordinance, Title 22 of the San Luis Obispo County Code, is hereby amended as follows:

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22.22.020 Applicability

E. Workforce housing subdivisions. The minimum parcel size for workforce housing subdivisions is determined by Section 22.30.477 (Residential – Workforce Housing Subdivisions).

SECTION 9: Chapter 22.80 of the Land Use Ordinance, Title 22 of the San Luis Obispo County Code, is hereby amended by adding new Definition as follows:

Subdivision, Workforce Housing. A subdivision of land intended to create housing that is affordable to San Luis Obispo County's workforce. Lots created in a workforce housing subdivision held in individual ownership. Each lot is structurally independent with no ~~shared foundations or common walls.~~

SECTION 10: Chapter 21.03.020 of the Real Property Division Ordinance, Title 21 of the San Luis Obispo County Code, is hereby amended as follows:

21.03.020 – Adjustments

- (a) In performing its responsibilities pursuant to this title, the planning commission and the subdivision review board may consider, and in cases where undue hardship would result from the application of the regulations established in this title, approve adjustments or conditional adjustments to these regulations.
- (b) Requests for adjustments to the standards set forth in Section 21.03.010 of this title shall be submitted in writing to the planning department at the time the applicant submits the application for land division. If the request is for an adjustment to the requirements of the standard improvement specifications and drawings or for required offers of dedication, the adjustment may be requested at the time the applicant submits the application for land division or may be requested after the tentative parcel or tract map has been approved but before recordation of the parcel or tract map. When the regulation from which the applicant is seeking relief is prescribed in Title 22 or Title 23 of this code, the applicant shall seek relief pursuant to that title.
- (c) Workforce housing subdivisions processed pursuant to Section 22.30.477 of the Land Use Ordinance are exempt from the standards in Subsections (c)(3) and (d)(7) of Section 21.03.010 (Design Criteria in the Real Property Division Ordinance).
- (~~ed~~) Neither the planning commission nor the subdivision review board shall approve any adjustment request to the standards set forth in Section 21.03.010 of this title or for required offers of dedication unless it makes each of the following findings:
 - (1) That there are special circumstances or conditions affecting the subdivision; and
 - (2) That the granting of the adjustment will not have a material adverse effect upon the health or safety of persons residing or working in the neighborhood of the subdivision; and
 - (3) That the granting of the adjustment will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood of the subdivision.
- (~~de~~) If the request is for an adjustment to the requirements of the standard improvement specifications and drawings, neither the planning commission nor the subdivision review board shall approve the adjustment unless it makes each of the following findings:

Attachment 1 - Signed Ordinance Amendment

- (1) That there are special circumstances or conditions affecting the property being subdivided; and
- (2) That the granting of the adjustment will not be detrimental to the traffic circulation system, the public utility and storm drainage systems, or vehicular or pedestrian safety; and
- (3) That the granting of the adjustment will not result in any unreasonable costs in the maintenance of the improvement by the entity charged with such maintenance responsibility; and
- (4) That the granting of the adjustment will not be detrimental to, nor degrade, any portion of the improvement work involved in the subdivision.

SECTION 11. This project is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment (Government Code 15061(b)(3)). It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment because no new development is authorized and no increase in density will occur. Therefore, the activity is not subject to CEQA.

SECTION 12. If any section, subsection, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 13: This ordinance shall take effect and be in full force on and after 30 days from the date of its passage hereof. Before the expiration of 15 days after the adoption of this ordinance, it shall be published once in a newspaper of general circulation published in the County of San Luis Obispo, State of California, together with the names of the members of the Board of Supervisors voting for and against the ordinance.

PASSED AND ADOPTED by the Board of Supervisors of the County of San Luis Obispo, State of California, on the _____ day of _____, 2016, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT: None

ABSTAINING: None

Chairman of the Board of Supervisors,
County of San Luis Obispo,
State of California

ATTEST:

Attachment 1 - Signed Ordinance Amendment

County Clerk and Ex-Officio Clerk
of the Board of Supervisors
County of San Luis Obispo, State of California

[SEAL]

ORDINANCE CODE PROVISIONS APPROVED
AS TO FORM AND CODIFICATION:

RITA L. NEAL
County Counsel


By: Deputy County Counsel

Dated: November 9, 2016